

COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP Agency Director

PLANNING

ZONING ADMINISTRATOR ACTION AGENDA September 17, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

9:00 A.M. **VARIANCE (PVAA 20090280)**

LC KOESTER

CATEGORICAL EXEMPTION

APPROVED SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Martin & Sam Koester, for a Variance to reduce the side setback requirement of 30 feet to allow for a setback of 20 feet to allow an existing single family residence to remain. The applicants also request a change to a previously-approved Variance. In 1986, a Variance was approved to allow for a 44.7 foot setback from the front (north) property line, where 75 feet was required, for the construction of a second residential unit. Due to a recently conducted survey completed for the parcel, the applicants were informed that the second residential unit is actually 22 feet from the property line. They are therefore requesting a 22-foot setback to the front (north) property line (7-foot setback from the edge of easement) in order to allow the existing second residential unit to remain. The subject property, Assessor's Parcel Number 050-004-011, comprises 2.5 acres, is located at 5635 Oak Creek Place in the Granite Bay area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030, Class 1- Existing facilities- Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project is Lisa Carnahan and can be reached at (530) 745-3067.

9:10 A.M. MINOR USE PERMIT (PMPB 20090293)

LC BASELINE PROPERTIES, LLC.
CATEGORICAL EXEMPTION

APPROVED SUPERVISORIAL DISTRICT 1 (ROCKHOLM)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Rick McGrath with Sundance Properties on behalf of Baseline Properties, LLC. for a Minor Use Permit to allow for a temporary sales trailer. The subject property, Assessor's Parcel Number 473-010-032 comprises approximately 4.8 acres, is located on the southwest corner of Baseline Road and Brady Lane in the Roseville area, and is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 - New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact for the above project is Lisa Carnahan and can be reached at (530) 745-3067.

9:20 A.M. **VARIANCE (PVAA 20090270)**

RS KUHN

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

APPROVED

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Russ & Jeannine Kuhn, for a swimming pool 20 feet from the high water mark of a pond, where typically 50 feet is the required setback. The subject property, Assessor's Parcel Number 048-142-022 comprises 16 acres, is located on 5404 Douglas Blvd in the Granite Bay area, and is currently zoned C2-UP-Dc (General Commercial, combining Use Permit required, combining Design Scenic Corridor) and RA-B-100 PD=0.44 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and a Planned Development of 0.44 dwelling units per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050E Class 3- New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303. The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.

9:30 A.M. **VARIANCE (PVAA 20090266)**

MJ BIANCHI

CATEGORICAL EXEMPTION 15305

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

APPROVED

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from John and Janice Bianchi for a Variance to the north side yard setback of 20 feet from the property line to allow for five feet from the property line, in order to construct an approximately 2,140 square foot garage/guest house. The Assessor's Parcel Number for the subject property is 066-090-002. The subject parcel is comprised of 2.87 acres and is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft). The property is located at 49625 Hampshire Rocks Road in the Soda Springs area, approximately one-third of a mile from the Interstate 80/Big Bend off ramp. The Zoning Administrator will also consider a finding of a Categorical Exemption, Section 18.36.070 - Class 5, Minor Alterations in Land Use Limitations (Placer County Environmental Review Ordinance; CEQA Guidelines Section 15305). The Planning Department contact for the above project is Melanie Jackson, who can be reached at (530) 745-3036.

9:40 A.M MW **CONDITIONAL USE PERMIT (PCPA 20080622)**

PLACER COUNTY WATER AGENCY CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT5 (MONTGOMERY)

APPROVED

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request Doug Veerkamp General Engineering on behalf of Placer County Redevelopment Agency for the approval of an extension of time for an approved Temporary Conditional Use Permit (PCPA 20080622) for a temporary construction yard that will include a construction office, vehicle and equipment parking, construction material storage and excavated soils spoil area on several parcels east of the Raleys store, in the Bowman area. Proposed in conjunction with a PCWA pipeline project in the vicinity, the temporary storage facility is located off of Lincoln Way between Silver Bend Road and Foresthill Road. The subject property, Assessor's Parcel Number 054-171-032, 054-171-035, 054-171-036, 054-171-037 and 054-171-038., comprises 3.86 acres, is located off of Lincoln Way between Silver Bend Road and Foresthill Road, in the Auburn area, and is currently zoned RM-DL 10 (Residential Multi-Family, combining a Density Limitation of 10 units per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030, Class 1- Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301. The Planning Department contact for the above project is Michael Wells and can be reached at (530) 745-3024.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND CONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE

9:45 COC 20090234 CERTIFICATE OF COMPLIANCE

AF **BELTON**

County review of the history of Assessor Parcel Number 037-042-003-000 to make a statement as to its APPROVED compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land).

Subject parcel is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and is located at 3342 Twin Lakes Drive in the Loomis area.

CONSENT ITEMS

***** MBR 20090074 MINOR BOUNDARY LINE ADJUSTMENT

NORTH TAHOE PUD

APPROVED Minor Boundary Line Adjustment on Assessor Parcel Numbers 112-010-013; 012-010-014 and 112-

050-008 to reconfigure parcels. Subject parcels are zoned PAS- 024A - North Tahoe Recreation Area

and are located at 6600 Donner Road in the Tahoe Vista area.

******* MBR 20090307 MINOR BOUNDARY LINE ADJUSTMENT

GORMLEY

APPROVED Minor Boundary Line Adjustment on Assessor Parcel Numbers 031-073-045 and 031-073-008 to

reconfigure parcels. Subject parcels are zoned F-B-X-4.6 (Farm, combining minimum Building Site of

4.6 acres) and are located at 6820 Cedar Glen Way in the Newcastle area.

******* MBR 20090286 MINOR BOUNDARY LINE ADJUSTMENT

THOMPSON

APPROVED Minor Boundary Line Adjustment on Assessor Parcel Numbers 098-210-015 and 098-210-016 to

reconfigure parcels. Subject parcels are zoned PAS- 154 - Tahoma Residential

and are located at 212 Pine Street and 6998 West Lake Blvd in the Tahoma/North Tahoe area.